



Hill House, Chipping Sodbury, South Gloucestershire

An impressive south facing Grade II listed town house with walled garden, garage and easy access to the Frome Valley Walkway – near Bristol and Bath.

Summary of accommodation

Ground floor Entrance vestibule | Reception hall | Staircase hall | Drawing room
Dining room | Sitting room | Kitchen/breakfast room | Utility room | Cloakroom | Workshop
Potting shed | Cellar

First floor Bedroom suite including bedroom, bathroom, sitting room/bedroom and bed sitting room with kitchenette above | 3 further bedrooms (one particularly impressive one/ morning room) | Bath/shower room

Second floor 2 interconnecting double bedrooms

Outside Adjoining and attractive walled rear garden with pedestrian access to The Parade
Kitchen garden | Spacious garage

Distances

Bristol 13 miles, Bath 14.7 miles, Parkway Rail Station 8.8 miles, M4 (J19) 5 miles
Bristol Airport 26 miles, Thornbury 9.5 miles (Distances are approximate).

The Property

Chipping Sodbury is a very attractive medieval market town with numerous listed buildings on the high street. It has a thriving community and there are many independent shops. Amenities include a Waitrose, pubs and restaurants, with regular markets taking place. It is on the Frome Valley Walkway and close to the Cotswold Way.

The Parade, a no through road, is situated just off the High Street and includes a cluster of period properties. Hill House is an impressive house with an entrance pediment supported by pillars. It dates from 1682 and was added to in 1795, and is Grade II listed.









The present owner purchased the property in 1986 when in need of modernisation and improvement works were carried out at the time. Although the house today requires some updating it is essentially a lovely family house with a warm and friendly atmosphere. It is principally Georgian in character. All period features that are appropriate to the period have been lovingly retained. There are shuttered sash windows and window seats, stone tessellated floors, ornate and simple cornices, archways, period fireplaces and panelled doors. The drawing room in particular is an elegant room with period fireplace and tall French windows, with fanlight above, opening to the walled garden. The dining room has an arched recess either side of the fireplace and a further illuminated arched recess with scalloped shelves. The kitchen/breakfast room overlooks the garden and the excellent cellar with good ceiling height is divided into two rooms, one with wine bins. There is a rear hall with cloakroom. Off this is a large utility room, workshop and potting shed, offering potential subject to the necessary consents. It is believed there was once planning for conversion to a large kitchen/breakfast/living room.

A fine staircase in the staircase hall leads to the first floor gallery landing off which is an excellent bedroom suite with bathroom, separate sitting room and a short staircase leading to a bed/sitting room with kitchenette, above. There are three further double bedrooms and a bath/shower room. The main bedroom is of particular note and was used as a billiards room in the past. It would make the most wonderful Morning room as it has fabulous proportions, pretty views and an impressive period window. On the second floor are two good interconnecting bedrooms with beamed ceilings.



Outside

Adjoining the house is a spacious garage with double timber doors and a part covered passageway at the side which leads from the front of the house to the rear entrance door. It has parquet flooring.

The walled rear garden is attractive, well-presented, private and quiet. It is laid to two compartments of level lawn. There are borders planted with a variety of shrubs and there are a number of established trees and ornamental shrubs. A lower section of the garden has a productive kitchen garden with vegetable beds. Around the garden there are apple trees and espalier pear. From the kitchen garden a gate gives access to a lawn walkway to The Parade, ideal for garden disposal, or deliveries.

Directions (Postcode BS37 6AT)

Drive through the High Street to the end, from the Little Sodbury direction. On leaving the High Street veer right into The Parade, a no through road. Hill House is seen along on the right hand side.

Property information

Services: All main services connected. Gas fired central heating.

Local Authority: South Gloucestershire Council Tel: 01454 868004

Council Tax Band: G

Guide Price: £875,000

Viewings

By appointment through sole selling agent Knight Frank.





Approximate Gross Internal Floor Area

Main House = 475 sq m / 5,112 sq ft

Garage = 23 sq m / 247 sq ft

Total Area = 498 sq m / 5,359 sq ft

Courtyard = 13 sq m / 139 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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